

# November

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				1 NO PLANNING COMMISSION MTG.	2	3
4	5	6	7 PLANNING COMMISSION MTG. ( <a href="#">View Agenda</a> )  <a href="#">Speaker's List</a> (See after 3:00 p.m.)	8 PLANNING COMMISSION MTG. ( <a href="#">View Agenda</a> )  <a href="#">Speaker's List</a> (See after 3:00 p.m.)	9	10
11	12	13	14 PLANNING COMMISSION MTG. ( <a href="#">View Agenda</a> )  <a href="#">Speaker's List</a> (See after 3:00 p.m.)	15 PLANNING COMMISSION MTG. ( <a href="#">View Agenda</a> )  <a href="#">Speaker's List</a> (See after 3:00 p.m.)	16	17
18	19 BOARD OF SUPERVISORS MEETING	20	21 NO PLANNING COMMISSION MTG.	22 NO PLANNING COMMISSION MTG.	27	28
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Click on desired  
Commission meeting  
date for detailed Agenda  
information.

All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

# PLANNING COMMISSION MEETING AGENDA

Wednesday, November 7, 2001

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**This page provides the currently-scheduled applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, either click on the [Speaker’s List](#) icon, or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.**

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## [SCHEDULED PUBLIC HEARINGS](#)

### APPLICANT

### STAFF ASSIGNED

### PC ACTION

2232-H01-14

Sprint PCS

D. Jillson

S00-CW-2CP (Out of Turn Plan Amendment/Mason Neck)

I. Grandfield

## [SCHEDULED DECISIONS](#)

### APPLICANT

### STAFF ASSIGNED

### PC ACTION

None at this time

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 7, 2001**

**DEFERRALS:** 2232-H01-14 - SPRINT PCS - P/H to 12/6/01  
SEA-82-C-063-3 - AAL PARTNERSHIP (Hunter Mill) - P/H to 11/8/01

**FEATURE SHOWN:** FSA-M96-19-2 - Verizon - 7401 Eastmoreland Road - Deadline 12/19/01

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**S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (Mount Vernon)**

- |   |  |
|---|--|
| 1. Joseph Chudzik<br>10916 Harley Road<br>Lorton, VA 22079  | 10. Gene Hendrix<br>5901 Mount Vernon Boulevard<br>Lorton, VA 22079              |
| 2. Gary Knipling<br>11807 Harley Road<br>Lorton, VA 22079   | 11. Linwood Gorham<br>Lorton Federation<br>6036 Chapman Road<br>Lorton, VA 22079 |
| 3. Marvin Miller<br>Mason Neck Overlay Task Force<br>Mason Collar Citizens Association<br>10804 Harley Road<br>Lorton, VA 22079 |  |
| 4. William H. Taft, IV<br>9829 Gunston Road<br>Lorton, VA 22079   |  |
| 5. Lowell Curtis<br>Mason Neck Citizens Association<br>11375 River Road<br>Lorton, VA 22079                                     |  |
| 6. Gerald Lyons<br>10705 Old Colchester Road<br>Lorton, VA 22079  |  |
| 7. Sallie Lyons<br>10705 Old Colchester Road<br>Lorton, VA 22079  |  |
| 8. Walt Barbee<br>10644 Gunston Road<br>Lorton, VA 22079  |  |
| 9. John F. Murphy<br>5750 Hallowing Drive<br>Lorton, VA 22079   |  |

**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, NOVEMBER 7, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**2232-H01-14 - SPRINT PCS** - Appl. to construct a telecommunications facility, consisting of an 84-ft. tall monopole (designed to look like a flagpole w/internal antennas) & equipment cabinets, at the Frying Pan Fire Station No. 36 located at 2660 West Ox Rd., Herndon. The proposed monopole will replace an existing 42-ft. tall flagpole on the site. Tax Map 25-1((1)) 18E. HUNTER MILL DISTRICT.

**S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT** - To consider proposed revisions to the Adopted Comprehensive Plan in accordance with the Code of VA, Title 15.2, Chap. 22 concerning approx. 10,000 ac. in the SE portion of the Co. known as Mason Neck. The area includes the entire Mason Neck Community Planning Sector (LP3) & a portion of the Lorton-South Rt. 1 Community Planning Sector (LP2). The Mason Neck area is generally bounded by Pohick Creek to the N., Old Colchester Road to the W., the Potomac River to the E., & the Occoquan River to the S. The area is currently planned for public parkland & low density residential uses. The amendment considers changes to proposed residential dev. design & densities, strategies for protecting environmentally sensitive lands during development, & ways of protecting the historic resources of the area. The recommendations under consideration would retain the base density of .1 du/pa but allow a density between .1 & .5 du/pa if a site is clustered to preserve at least 50% as undisturbed open space. The recommendations also encourage public acquisition or the use of protective easements on privately owned landholdings greater than 25 ac. in size & support measures to protect the historic significance of the Colchester, Gunston Hall, Lebanon, & Cranford Church/Indian Springs Farm areas. Amendments to the Policy Plan and/or Glossary may also be considered. MT. VERNON DISTRICT.

# PLANNING COMMISSION MEETING AGENDA

Thursday, November 8, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ-2001-DR-036	Hunter Development Co.	C. Belgin	PH to 11/29/01
PCA-81-S-077-2 SE-01-Y-031	Guy A. Paolozzi	F. Burnsynski	Rec. Approval
SE-01-Y-026	RGK Real Estate Dev.	F. Burnsynski	D/O to 11/14/01
SEA 82-C-063-3	AAL Partnership	C. Lewis	D/O to 11/15/01

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SEA-86-P-104-3	Spacenet Real Estate	C. Burnham	Rec. Approval

**PLANNING COMMISSION AGENDA**  
**THURSDAY, NOVEMBER 8, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY** - Appl. to rezone from R-E to R-1 to permit resident. dev. at a density of 0.85 du/ac on prop. generally located on the W. side of Sparger St., approx. 400 ft. W. of its intersect. w/Rector La. on approx. 3.54 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 20-3((1))24. DRANESVILLE DISTRICT.

**SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC** - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-86-P-104 previously approved for a satellite earth station to permit replacement of three existing approved satellite earth stations w/three larger satellite earth stations on prop. located at 1750 Old Meadow Rd. on approx. 4 ac. of land zoned I-4 & HC. Tax Map 29-4((6))100A. PROVIDENCE DISTRICT. (DECISION ONLY.)

**PCA-81-S-077-2 - GUY A. AND ANGELA K. PAOLOZZI** - Appl. to amend the proffers for RZ-81-S-077 previously approved for retail use to permit a car wash & retail dev. w/an overall FAR of 0.18 on prop. located on the S. side of Lee Jackson Memorial Hwy., approx. 400 ft. E. of its intersect. w/Chantilly Rd. on approx. 42,772 sq. ft. of land zoned C-6, HC & WS. Comp. Plan Rec: Retail & other. Tax Map 34-4((1))58, 59 & 60D. (Concurrent w/SE-01-Y-031.) SULLY DISTRICT.

**SE-01-Y-031 - GUY A. AND ANGELA K. PAOLOZZI** - Appl. under Sect. 4-604 of the Zoning Ord. to permit a car wash on prop. located at 13661 & 13663 Lee Jackson Memorial Hwy. on approx. 42,772 sq. ft. of land zoned C-6, HC & WS. Tax Map 34-4((1))58, 59 & 60D. (Concurrent w/PCA-81-S-077-2.) SULLY DISTRICT.

**SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC** - Appl. under Sect. 4-604 & 9-610 of the Zoning Ord. to permit a vehicle light service establish. & a waiver of the min. lot size requirement on prop. located in the N.E. quadrant of the intersect. of McLearen Rd. & Centreville Rd. on approx. 30,890 sq. ft. of land zoned C-6. Tax Map 25-3((1))23B. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST**  
**FAIRFAX COUNTY PLANNING COMMISSION**  
**THURSDAY, NOVEMBER 8, 2001**

**DEFERRALS:** RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY - PH to 11/29/01  
SEA 91-L-053-5 - WASH. METRO. AREA TRANSIT AUTHORITY - PH to 11/28/01  
2232-L01-22 - WASH. METRO. AREA TRANSIT AUTHORITY - " " "  
S00-CW-2CP (OTPA) (Mason Neck) - DO from 12/12/01 to 11/14/01

**DECISION ONLY:** SEA-86-P-104-3 - SPACENET REAL ESTATE HOLDINGS, LLC (PH on 10/4/01)

**FEATURES SHOWN:**

FS-P01-51 - XM Satellite - 4100 Chain Bridge Road - Deadline 12/13/01

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SEA-82-C-063-3 - AAL PARTNERSHIP (Hunter Mill)

No Speakers

PCA-81-S-077-2 - GUY A. AND ANGELA K. PAOLOZZI

SE-01-Y-031 - GUY A. AND ANGELA K. PAOLOZZI

- |   |  |
|---|--|
| 1. Janelle Anderson<br>4032 Summer Hollow Court<br>Chantilly, VA 20151                            | 4. Louis Roa<br>4032 Spring Run Court<br>Chantilly, VA 20151     |
| 2. Jim Katcham<br>Western Fairfax County Citizens Association<br>Box 357<br>Centreville, VA 20122 | 5. Dee Schools<br>4054 Spring Run Court<br>Chantilly, VA 20151   |
| 3. William Simonton, Esquire<br>Representing C. W. Cobb (property owner)                          | 6. Kim Daily<br>4124 Weeping Willow Court<br>Chantilly, VA 20151 |

SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC

1. Judi Mason  
Highland News Homeowners Assn.  
3001 McMaster Court  
Herndon, VA 20171
2. James Crutchfield  
Real Estate Broker  
Representing property owner

# PLANNING COMMISSION MEETING AGENDA

Wednesday, November 14, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-DR-014	Property Professionals	M. Godfrey	Rec. Approval
PCA-96-L-005-2	Springfield Campus LLC	P. Braham	Rec. Approval
CSP-1999-HM-037	TST Waterview	W. Mayland	P/H to 12/5/01

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
Zoning Ordinance Amendment	(Dry Cleaning Establishments)	J. Reale	D/O 12/12/01
SE-01-Y-026	RGK Real Estate Dev.	F. Burnszynski	Rec. Approval
S00-CW-2CP	(Mason Neck)	I. Grandfield	Rec. Approval

**PLANNING COMMISSION AGENDA**  
**WEDNESDAY, NOVEMBER 14, 2001**

**7:30 pm**            The Planning Commission will hold a briefing/workshop on the proposed Plan amendment concerning the County's Trails Plan in the Board Conference Room.

**8:15 p.m.**            The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**RZ-2001-DR-014/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC.** - Appls. to rezone from R-1 to PDH-2 to permit resident. dev. at a density of 1.43 du/ac & approval of the conceptual & final dev. plans on prop. located approx. 800 ft. SW of Leesburg Pi. at the N. terminus of Hidden Hill La. on approx. 11.19 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 28-2((1))5 & 7; 28-2((6))A1. DRANESVILLE DISTRICT.

**PCA-96-L-005-2 - SPRINGFIELD CAMPUS L.L.C.** - Appl. to amend the proffers for the portion of RZ-96-L-005 previously approved for housing for the elderly & a medical care facility at a density of 13.0 du/ac in order to modify the commitment for ADUs on prop. located on the W side of Hampton Creek Way at its intersect. w/Spring Village Dr. on approx. 78.41 ac. zoned R-3. Comp. Plan Rec: 2-3 du/ac w/an option for housing for the elderly. Tax Map 90-1((1))63 pt. & 64. LEE DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 14, 2001**

**WORKSHOP:** S99-CW-2TR - OUT-OF-TURN PLAN AMENDMENT (Countywide Trails Plan)

**DEFERRALS:** ZONING ORDINANCE AMENDMENT (Dry Cleaners) - D/O to 12/12/01  
CSP-1999-HM-037 - TST WATERVIEW I, & TST WOODLAND - PH to 12/5/01

**DECISIONS ONLY:** S00-CW-2CP - OUT-OF-TURN PLAN AMENDMENT (P/H held on 11/7/01)  
SE-01-Y-026 - RGK REAL ESTATE DEVELOPMENT LLC (P/H held on 11/8/01)

**FEATURES SHOWN:**

Lee FS-L01-55 - WMATA - 4001 Augustine Street - Deadline 1/1/02  
Providence FS-P01-49 - Verizon - 2600 Park Tower Road - Deadline 12/22/01

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PCA-96-L-005-2 - SPRINGFIELD CAMPUS LLC

None

RZ/FDP-2001-DR-014 - PROPERTY PROFESSIONALS, INC.

1. Linda St. Germain  
1419 Trap Road  
Vienna, VA 22182
2. Alan Eckert  
1419 Trap Road  
Vienna, VA 22182
3. Pamela Losey  
Wolftrap Woods Homes Assn.  
1513 Snughill Court  
Vienna, VA 22182
4. John Lewis  
Cricklewood Lot 181

# PLANNING COMMISSION MEETING AGENDA

Thursday, November 15, 2001

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-V-014	Bargain Rent-A-Car	C. Lewis	P/H to 12/12/01
SE-01-L-029	Enterprise Leasing Company	C. Burnham	Rec. Approval
S00-CW-T2	(Radcliffe Subdivision/Sully)	Y. Pedak	D/O to 11/28/01
PCA-80-P-042 2232-P01-8	Coxcom, Inc.	C. Burnham	Rec. Approval
SE-01-P-043 2232-P01-26	WMATA	C. Lewis	Rec. Approval
FDPA-C-220-5 2232-D01-4	LLC International	C. Burnham	P/H to 12/6/01

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SEA-82-C-063-3	AAL Partnership	C. Lewis	D/O to 11/29/01

**PLANNING COMMISSION AGENDA  
THURSDAY, NOVEMBER 15, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**FDPA-C-220-5 - LLC INTERNATIONAL** - Appl. to amend the final dev. plan for RZ-C-220 to permit a rooftop-mounted telecommunications facility on prop. located at 1350 Beverly Rd. on approx. 4.27 ac. zoned PDH-40, HC, SC & CRD. Tax Map 30-2((1))30B. (Concurrent w/2232-D01-4.) DRANESVILLE DISTRICT.

**2232-D01-4 - LLC INTERNATIONAL** - Appl. under Sect. 15.2-2232 of the Code of Virginia to permit a rooftop-mounted telecommunications facility on prop. located at 1350 Beverly Rd. on approx. 4.27 ac. zoned PDH-40, HC, SC & CRD. Tax Map 30-2((1))30B. (Concurrent w/FDPA-C-220-5.) DRANESVILLE DISTRICT.

**SE-01-L-029 - ENTERPRISE LEASING COMPANY (D/B/A ENTERPRISE RENT-A-CAR)** - Appl. under Sect. 4-804 of the Zoning Ord. to permit a vehicle rental establishment on prop. located at 7520 Richmond Hwy. on approx. 20,672 sq. ft. of land zoned C-8, HC & CR. Tax Map 92-4((1))66C. LEE DISTRICT.

**SE-01-V-014 - BARGAIN RENT A CAR** - Appl. under Sects. 4-804 & 9-610 of the Zoning Ord. to permit a vehicle sales, rental & ancillary service establishment & a waiver of the min. width requirement on prop. located at 8145 Richmond Hwy. on approx. 1.10 ac. zoned C-8 & HC. Tax Map 101-2((1))25. MT. VERNON DISTRICT.

**PCA-80-P-042 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA** - Appl. to amend the proffers for RZ-80-P-042 previously approved for office use to permit a telecommunication facility w/an overall FAR of 0.09 on prop. located on the W. side of Gallows Rd., approx. 400 ft. N. of Wolf Trap Rd. on approx. 1.33 ac. zoned C-2. Comp. Plan Rec: Office. Tax Map 39-2((8))3. (Concurrent w/2232-P01-8.) PROVIDENCE DISTRICT.

**2232-P01-8 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA** - Appl. under Sect. 15.2-2232 of the Code of VA to permit a telecommunication facility on prop. located on the W. side of Gallows Rd., approx. 400 ft. N. of Wolf Trap Rd. on approx. 1.33 ac. zoned C-2. Tax Map 39-2((8))3. (Concurrent w/PCA-80-P-042.) PROVIDENCE DISTRICT.

**SE-01-P-043 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** - Appl. under Sect. 3-104 of the Zoning Ord. to permit a parking lot for the Vienna Metrorail Station on prop. located at 9601 Saintsbury Dr. on approx. 15.86 ac. zoned R-1. Tax Map 48-1((1))91 & 91A. (Concurrent w/2232-P01-26.) PROVIDENCE DISTRICT.

**2232-P01-26 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** - Appl. under Sect. 15.2-2232 of the Code of VA to permit a parking lot for the Vienna Metrorail

Station on prop. located at 9601 Saintsbury Dr. on approx. 15.86 ac. zoned R-1. Tax Map 48-1 ((1))91 & 91A. (Concurrent w/SE-01-P-043.) PROVIDENCE DISTRICT.

**S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT** - Appl. to consider proposed revisions to the Adopted Comprehensive Plan in accordance w/Code of VA, Title 15.2, Chap. 22 concerning approx. 26.6 ac. bounded by Pickwick Rd. to the W., Shreve St. to the N., Bradley Rd. to the E & Lee Hwy. (Rt. 29) to the S. (Tax Map 54-4, 55-3). The area is planned for resident. use at a density of 8-12 du/pa, subj. to certain conditions. The Plan Amendment will consider recommendations relating to the transportation network for this area, including consideration of access to the property and properties to the N. from Lee Hwy. via a new public street. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 15, 2001**

**DECISION ONLY:** SEA-82-C-063-3 - AAL PARTNERSHIP - PH held on 11/8/01

**DEFERRALS:** FDPA-C-220-5 - LLC INTERNATIONAL - PH to 12/06/01  
2232-D01-4 - LLC INTERNATIONAL - " " "  
SE-01-V-014 - BARGAIN RENT A CAR - PH to 12/12/01

**FEATURE SHOWN:**  
Springfield FS-S99-41 - DPWES - 4904 Briggs Road - Deadline 2/20/02

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SE-01-P-043 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY  
2232-P01-26 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

1. Matthew Tedesco  
6506 Langleigh Way  
Alexandria, VA 22315  
Owner of property in Fairlee

S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT

1. Lynne Strobel, Esquire  
Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC

SE-01-L-029 - ENTERPRISE LEASING CO. (D/B/A ENTERPRISE RENT-A-CAR)

No speakers

PCA-80-P-042 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA  
2232-P01-8 - COXCOM, INC., D/B/A COX COMMUNICATIONS OF NORTHERN VIRGINIA

No speakers

# PLANNING COMMISSION MEETING AGENDA

Wednesday, November 28, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-D-023 2232-D01-17	Community Wireless “ “	C. Belgin	P/H to 3/21/02
2232-L01-22 SEA-91-L-053-5	WMATA “ “	P. Braham	Rec. Approval
RZ-2001-PR-040 SE-01-P-034	Allen & Rocks, Inc. “ “	C. Burnham	Rec. Approval
SE-01-P-030	Enterprise Leasing	W. Mayland	Rec. Approval
AR-92-S-002	Marope C. Armstrong	T. Swagler	Rec. Approval
RZ-2001-SU-034	Madison Homes, Inc.	T. Swagler	Rec. Approval
RZ-2001-SU-035	Madison Homes, Inc.	T. Swagler	Rec. Approval

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
S00-CW-T2	OTPA	Y. Pedak	Rec. Approval

**PLANNING COMMISSION AGENDA  
WEDNESDAY, NOVEMBER 28, 2001**

**7:00 p.m.** The Planning Commission's **Housing Committee** will meet in the Board Conference Room.

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**SE-01-D-023 - COMMUNITY WIRELESS STRUCTURES II, LLC** - Appl. under Sect. 3-104 of the Zoning Ord. to permit telecommunication facilities (monopole) on prop. located at 1301 Trap Rd. on approx. 7.01 ac. zoned R-1. Tax Map 19-4((1))47. (Concurrent w/2232-D01-17.) DRANESVILLE DISTRICT.

**2232-D01-17 - COMMUNITY WIRELESS STRUCTURES II, LLC** - Appl. under Sect. 15.2-2232 of the *Code of VA* to permit telecommunication facilities (monopole) on prop. located at 1301 Trap Rd. on approx. 7.01 ac. zoned R-1. Tax Map 19-4((1))47. (Concurrent w/SE 01-D-023.) DRANESVILLE DISTRICT.

**2232-L01-22 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** - Appl. under Sect. 15.2-2232 of the *Code of VA* to permit additional multi-level parking structure on prop. located at 6770 Frontier Dr. on approx. 26.67 ac. zoned I-4. Tax Map 90-2((1))61B. (Concurrent w/SEA-91-L-053-5.) LEE DISTRICT.

**SEA 91-L-053-5 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY** - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-91-L-053 previously approved for WMATA facilities to permit additional multi-level parking structure, bldg. addition & site modifications on prop. located at 6770 Frontier Dr. on approx. 26.67 ac. of land zoned I-4. Tax Map 90-2((1))61B. (Concurrent w/2232-L01-22.) LEE DISTRICT.

**RZ-2001-PR-040 - ALLEN & ROCKS, INC.** - Appl. to rezone from C-5 & SC to C-2 & SC to permit commercial uses w/an overall FAR of 0.50 & a waiver of the open space requirement on prop. located on the S. side of Gallows Rd., approx. 200 ft. E. of George Washington Rd. on approx. 1.65 ac. Comp. Plan Rec: Office. Tax Map 39-2((11))57A & 58A. (Concurrent w/SE-01-P-034.) PROVIDENCE DISTRICT.

**SE-01-P-034 - ALLEN & ROCKS, INC.** - Appl. under Sects. 9-505 & 9-612 of the Zoning Ord. to permit a drive-thru bank & a waiver of the open space requirement on prop. located at 1960 & 1956 Gallows Rd. on approx. 1.65 ac. zoned C-2 & SC. Tax Map 39-2((11))57A & 58A. (Concurrent w/RZ-2001-PR-040.) PROVIDENCE DISTRICT.

**SE-01-P-030 - ENTERPRISE LEASING COMPANY, D/B/A ENTERPRISE RENT-A-CAR** - Appl. under Sect. 4-304 of the Zoning Ord. to permit a vehicle rental establishment on prop. located at 6526 & 6530 Arlington Blvd. on approx. 19,476 sq. ft. of land zoned C-3 & HC. Tax Map 50-4((9))38 & 39. PROVIDENCE DISTRICT.

**AR-92-S-002 - MAROPE C. ARMSTRONG** - Local A&F Dist. Renewal Appl. to permit renewal of a previously approved A&F dist. authorized by Chap. 115 (Co. Code), effective June 30, 1983. The purpose is to preserve significant A&F lands in the Co. on prop. located at 11921 Henderson Rd. on approx. 40.0 ac. zoned R-C & WS. A&F Dist. Advisory Committee Rec.: Approve. SPRINGFIELD DISTRICT.

**RZ-2001-SU-034 - MADISON HOMES, INC.** - Appl. to rezone from R-1 & WS to R-5 & WS to permit resident. dev. at a density of 4.66 du/ac on prop. located on the W. side of Rugby Rd. & S. of the Fx. Co. Pkwy. on approx. 1.93 ac. Comp. Plan Rec: 4-5 du/ac. Tax Map 45-2((2))17. SULLY DISTRICT.

**RZ-2001-SU-035 - MADISON HOMES, INC.** - Appl. to rezone from R-1, WS & HC to R-5, WS & HC to permit resident. dev. at a density of 5.85 du/ac including bonus density for ADUs on prop. located on the W. side of Rugby Rd., N. of Rt. 50 & S. of the Fx. Co. Pkwy. on approx. 14.88 ac. Comp. Plan Rec: 4-5 du/ac. Tax Map 45-2((2))5-15. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, NOVEMBER 28, 2001**

**DEFERRAL:** SE-01-D-023 - COMMUNITY WIRELESS STRUCTURES II, LLC - P/H to 3/21/02  
2232-D01-17 - COMMUNITY WIRELESS STRUCTURES II, LLC       "       "

**DECISION ONLY:**   S00-CW-T2 - OUT-OF-TURN PLAN AMENDMENT (Sully) (P/H on 11/15/01)

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2232-L01-22 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY  
SEA-91-L-053-5 - WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

NO SPEAKERS

SE-01-P-030 - ENTERPRISE LEASING COMPANY

NO SPEAKERS

RZ-2001-PR-040 - ALLEN & ROCKS, INC.  
SE-01-P-034 - ALLEN & ROCKS, INC.

NO SPEAKERS

AR-92-S-002 - MAROPE C. ARMSTRONG

NO SPEAKERS

RZ-2001-SU-034 - MADISON HOMES, INC.  
RZ-2001-SU-035 - MADISON HOMES, INC.

NO SPEAKERS

# PLANNING COMMISSION MEETING AGENDA

Thursday, November 29, 2001

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**This page provides the currently-scheduled applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.**

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## SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SEA-00-B-021	Shenandoah’s Pride	F. Burns	Rec. Approval
RZ-2001-DR-036	Hunter Development	C. Belgin	Rec. Approval
SE-01-H-027	Trizechahn Reston	F. Burns	P/H to 12/13/01
SE-01-V-033	F&M Trust Co.	M. Stanfield	D/O to 12/13/01
SEA-79-V-073-3	American Horticultural	C. Belgin	Rec. Approval
PCA-92-P-001-4	West Group Properties	C. Lewis	Rec. Approval

## SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
Zoning Ordinance Amendment (Plant Nurseries)		D. Pesto	Rec. Approval
SE-01-P-019	Paul Craven	C. Lewis	Rec. Approval
SEA-82-C-063-3	AAL Partnership	C. Lewis	Rec. Approval

**PLANNING COMMISSION AGENDA**  
**THURSDAY, NOVEMBER 29, 2001**

**8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission matters will be discussed before the public hearings begin.

**ZONING ORDINANCE AMENDMENT (Plant Nurseries)** - To amend Chap. 112 as follows: Amend the provisions regarding plant nurseries to expand the list of items which may be sold; address the plant nursery parking requirement; clarify the distinction between agriculture & a plant nursery; & clarify that a plant nursery in the C-5 through C-9 Districts is allowed as a retail sales establishment. (DECISION ONLY.)

**SEA-00-B-021 - SHENANDOAH'S PRIDE, LLC** - Appl. under Sect. 5-404 of the Zoning Ord. to amend SE-00-B-021 previously approved for a food & beverage manufacturing, production & processing establishment to permit bldg. addition on prop. located at 5325 Port Royal Rd. on approx. 9.13 ac. zoned I-4. Tax Map 70-4((10))4-6. BRADDOCK DISTRICT.

**RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY** - Appl. to rezone from R-E to R-1 to permit resident. dev. at a density of 0.85 du/ac on prop. generally located on the W. side of Sparger St., approx. 400 ft. W. of its intersect. w/Rector La. on approx. 3.54 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 20-3((1))24. DRANESVILLE DISTRICT.

**SE-01-H-027 - TRIZECHAHN RESTON II, L.L.C.** - Appl. under Sect. 9-607 of the Zoning Ord. to permit an incr. in bldg. height for an existing building on prop. located at 12000 Sunrise Valley Dr. on approx. 20.89 ac. zoned I-4. Tax Map 17-3((8))1B. HUNTER MILL DISTRICT.

**SE-01-V-033 - F&M TRUST CO. THOMAS H. KIRK, TRUSTEE** - Appl. under Sect. 2-904 of the Zoning Ord. to permit uses in a floodplain on prop. located at 1208 I St. on approx. 7,500 sq. ft. zoned R-3. Tax Map 93-2((8))(44) 39 & 40. MT. VERNON DISTRICT.

**SEA-79-V-073-3 - AMERICAN HORTICULTURAL SOCIETY** - Appl. under Sect. 3-204 of the Zoning Ord. to amend SE-79-V-073 previously approved for a public benefit assn. to permit modification of dev. conditions, bldg. addition & modification of land area on prop. located at 7931 East Blvd. on approx. 25.07 ac. zoned R-2. Tax Map 102-2((1))20 & 22 pt. MT. VERNON DISTRICT.

**PCA-92-P-001-4 - WEST\*GROUP PROPERTIES LLC** - Appl. to amend the proffers for RZ-92-P-001 previously approved for office use to permit a reallocation of FAR w/a max. FAR of 0.65 on prop. generally bounded by I-495, Dulles Airport Access Rd. & Magarity Rd. on approx. 76.08 ac. zoned C-3 & HC. Comp. Plan Rec: Office & private open space. Tax Map 29-4((5))9, 9A, 10A; 29-4((6))95B, 96, 97B, 99B, 101A, 102, 105-107; 30-3((1))6A, 6B, 6C, 6D & 30-3((28))A, B2 pt. & 4A pt. PROVIDENCE DISTRICT.

**SE-01-P-019 - CLIFTON PAUL AND NANCY CAROL CRAVEN** - Appl. under Sect. 3-104 of the Zoning Ord. to permit a plant nursery on prop. located at 9023 Arlington Blvd. on approx. 3.72 ac. zoned R-1. Tax Map 48-4((1))44. PROVIDENCE DISTRICT. (DECISION ONLY.)

**AGENDA/SPEAKERS LIST  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, NOVEMBER 29, 2001**

**DECISIONS ONLY:** SE-01-P-019 - PAUL AND NANCY CLIFTON (PH held on 9/12/01)  
ZONING ORDINANCE AMENDMENT (Plant Nurseries) (PH held on 9/6/01)  
SEA-82-C-063-3 - AAL PARTNERSHIP (PH held on 11/8/01)

**DEFERRAL:** SE-01-H-027 - TRIZECHAHN RESTON II, L.L.C. - PH to 12/13/01

**ADMINISTRATIVE:** Site Plan #6783-SP-03-2 - Hawthorne Property, Section II (RZ-99-LE-036)

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PCA-92-P-001-4 - WEST\*GROUP PROPERTIES LLC

No speakers

SEA-79-V-073-3 - AMERICAN HORTICULTURAL SOCIETY

1. Kevin Green  
7909 Kent Road  
Alexandria, VA 22308

RZ-2001-DR-036 - HUNTER DEVELOPMENT COMPANY

- |  |  |
|--|--|
| 1. Rebecca Cooke<br>8400 Sparger Street<br>McLean , VA 22102 | 3. Glenn Scammel<br>1063 Rector Lane<br>McLean, VA 22102   |
| 2. Cam Lewis<br>1109 Nielsen Court<br>McLean , VA 22102      | 4. Leroy Brazell<br>8348 Alvord Street<br>McLean, VA 22102 |

SE-01-V-033 - F&M TRUST CO. THOMAS H. KIRK, TRUSTEE

- |   |  |
|---|--|
| 1. Robert Kelley<br>1206 I Street<br>Alexandria, VA 22307       | 3. Jim Gearing<br>1207 H Street<br>Alexandria, VA 22307        |
| 2. Sarene Marshall<br>6425 Tenth Street<br>Alexandria, VA 22307 | 4. Larry Marshall<br>6425 Tenth Street<br>Alexandria, VA 22307 |

SEA-00-B-021 - SHENANDOAH'S PRIDE, LLC

No speakers